

WICHITA HISTORIC PRESERVATION BOARD MINUTES
8 JANUARY 2007
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
2 P.M.

WORKSHOP HISTORIC PRESERVATION ORDINANCE REVISIONS

Discussion of the ordinance 2.12.1015 –1025 for revisions with clarification and notice procedure and definition of applicant.

REGULAR SCHEDULED MEETING TO BEGIN AT 3:03 P.M.

The regular meeting of the Historic Preservation Board was held Monday, January 8, 2007 at 3:00 P.M. in the Metropolitan Area Planning Department Conference Room, City Hall, Tenth Floor, 455 N Main, Wichita Kansas.

ITEM NO. 1 ROLL CALL

Members Present:

Jim Guy
Elena Ingle
Lucio Arteaga
Roberta Johnson
Mim Hiesterman
George Platt
Kim Edgington (in at 3:12)

Members Absent:

Staff Present:

Kathy Morgan, Senior Planner, Historic Preservation Office
Barbara Hammond, Planning Analyst, Historic Preservation Office
Amber Schrag, City Archaeologist
Mike Gable, OCI

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

None because of holiday schedules.

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential
Revolving Loan Fund – Non-Residential
Deferred Loan Fund – Residential

ITEM NO. 4 CORRESPONDENCE

None

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 11 DECEMBER 2006 MEETING

Motion #1 made by Ingle, 2nd by Johnson to approve minutes of December 11, 2006 as presented with noted correction. Motion carried unanimously (6-0).

ITEM NO. 6 OLD BUSINESS

None

ITEM NO. 7 CONSENT AGENDA

- A. Roof Repairs** – The hailstorm in April 2006 has significantly increased the number of re-roofing applications. For properties eligible for the State Historic Income Tax Credits, the owners were notified and given the appropriate applications to file for the credits.

HPC2006-769; 773 through 792; 794; 795; 797; 798; 800 thru 807; and 811.
- B. Signs**
HPC2006-00771 825 E 2nd, install 4 X 12 aluminum wall sign painted graphics with red neon border
HPC2006-00772 701 E Douglas, change faces on three existing signs, aluminum faces and frames
HPC2006-00799 1150 N. St. Francis, install post and panel building identification sign 5 X 4
- C. Other**
HPC2006-00770 3500 N Santa Fe, build 16' X 16' X 3" footing for new silo
HPC2006-00793 1635 N Holyoke, demolish dilapidated garage

Motion #2 made by Guy, 2nd by Ingle to approve the Consent Agenda Item(s) as presented. Motion carried unanimously (6-0).

(Edgington on items below)

ITEM NO. 8 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MAJOR:** (HPC2006-00796) Environs, Park Place/Fairview Historic District
 APPLICANT: Jose Vasquez
 FOR: 209 E. 17th

Applicant proposes to demolish existing detached two car garage and build two-story attached garage on east elevation and replace existing windows with vinyl wrapped, double-paned windows.

Applicant/Owner Jose Vasquez was present for questions/comments.

Motion #3 made by Ingle, 2nd by Hiesterman to find that the addition does not encroach damage or destroy the environs of the Park Place/Fairview Historic District or the Edward Michael Kelly House. Motion carried unanimously (7-0).

2. **MAJOR:** (HPC2006-00809) Environs, 20th Century Club, Old County Courthouse, Soldiers and Sailors Monument
 APPLICANT: Catholic Diocese of Wichita
 FOR: 520 N. Broadway

Applicant proposes to build new 26 X 99 addition on east side of building, materials to match existing.

Architect was present for questions/comments.

Motion #4 made by Guy, 2nd by Edgington to find that the addition does not encroach damage or destroy the environs of the 20th Century Club, Old County Courthouse, and the soldiers and Sailors monument. Motion carried unanimously (7-0).

3. **MAJOR:** (HPC2006-00810) Environs, Warehouse and Jobbers Historic District
 APPLICANT: Evans Building Company
 FOR: 344 N. St. Francis

Applicant proposes to build new 154' X 135' pre-engineered building, one-story metal with cast masonry wainscot.

Contractor and architect were present for questions/comments.

Motion #5 made by Guy, 2nd by Hiesterman to find that the new structure does not encroach damage or destroy the environs of the Warehouse and Jobbers Historic District. Motion carried unanimously (7-0).

ITEM NO. 9 MISCELLANEOUS MATTERS

1. Presentation of Arena Neighborhood Development Plan – Update on Plan presented by Dave Barber/Scott Knebel. This Draft Plan has been reviewed by Planning Commission, workshops with the City Council and the Draft Plan is now scheduled to go to the District Advisory Boards to get feedback. The Public Hearing date is set for February 15, 2007, as which point they will consider the adoption of this plan as an element of the Wichita Sedgwick County Comprehensive Plan. Mr. Barber highlighted key aspects of the Plan. Display boards were posted in the room for observation that covers the four districts involved, the design standards that are key elements of the plan, also the parking and mobility issues which are central to the plan also. The study area is bounded by Kellogg on the south, elevated rail corridor on the east, Main Street on the west and the north side of Douglas Ave on the north. This plan does not propose angle parking; because of the flow of traffic concerns. However there is proposed conversion of one-way streets to two-way streets in the area, detailed discussion took place on the parking in the downtown area as a whole as well as the targeted area highlighted in the plan. The Design standards, want to ensure the as development comes in that it will promote the goals and vision for the area and also provide private investors a level of confidence as the invest, in a particular property that future development will not compromise the investment they have made. It was suggest by HPB board member to look at LED Sign as soon as possible. This is not an urban renewal plan, if the private sector does not step up, then not much is going to change. It was suggested that a catalytic development entity, whatever that might be; there needs to be a special entity that takes ownership of the plan to see implementation that will have the resources and authority to work with the private sectors and make some of these opportunities happen. Every attempt to be sensitive to the historic considerations incorporated in the redevelopment, in and around the plan area. Any comments can be sent to Kathy Morgan or David Barber; comments will be received until the middle of February.
2. Recommendations for LED sign policy-Ms. Morgan received information from several communities across the country, through the National Trust Link server, and the responses received was "they do not allow LED sign in Historic Districts". From what I understand from this, board there is no desire to have LED signs within Historic Districts. For clarification, that this board does not want the LED signs located in Historic Districts or on Historic properties.

The next issue to address would be the **Environs**. The pleasure of the Board is: Limit, not allowing TV screens, photograph, but message only rather video capability, limit brightness, limit colors used, time between message, each message 1-minute, limit the number of sign on one business, and the size of sign. Set a maximum with exception. Still images are acceptable. Colors not to use, red, yellow, and green.

Size limitation, brightness limitation, color limitation, moving limitation and if it could be viewed, the board will review the placement of the sign on the building within the limitation listed above, then final approval by the HPB board for the placement of the sign within the Environs. The recommendation is one sign, with 1-minute switching, maximum size allowed should be 3 x 4,

3. Next meeting scheduled for February 12, 2007 at 2:00 p.m.

ITEM NO. 10 ADJOURNMENT

Motion #5 made by Arteaga, 2nd by Johnson to adjourn at 4:45 p.m.